



TECHNICAL NOTE: PRELIMINARY BAT ROOST ASSESSMENT

PROJECT ADDRESS	62 Fairfield Drive, Clitheroe
PROPOSED PLANS	Extension to dwelling
ISSUE DATE	7 th May 2026

1. INTRODUCTION

Knight Sky Ecology Ltd was commissioned to undertake a preliminary bat roost assessment at 62 Fairfield Drive, Clitheroe, in relation to development proposals for the property, which include the construction of a two-storey extension.

The assessment was undertaken by Ryan Knight MCIEEM, who holds a Level 2 Natural England Class Licence for bats (ref. 2015-12611-CLS-CLS) and has held this licence type for over 13 years. Ryan has also acted as the named ecologist on numerous European Protected Species (EPS) mitigation licences issued by Natural England, covering several bat species and a range of roost types.

This document presents the results of the assessment and provides the necessary data, evaluation, and guidance to meet relevant planning and conservation policy obligations, as well as legislative requirements. Appendix A provides a summary of the legislation afforded to bats for context.

2. METHODS

The preliminary bat roost assessment was undertaken in accordance with good practice guidelines (Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition, Bat Conservation Trust, London; Collins (ed.) 2023). The scope of the assessment was proportionate to the small-scale nature of the proposed works and the predicted degree of risk of impacts to bats. On this basis, a desk-top study was not considered necessary.

A daytime visit to the property was undertaken on 1 May 2026. The assessment comprised a visual inspection of the building to search for bats and evidence of bats (e.g. droppings) and an appraisal of the extent and suitability of any potential bat roost features. The 'bat roost suitability' of a building is defined as none, negligible, low, moderate, high or confirmed roost. Full access to the property was achieved, including the loft.

The assessment was supported by the use of a torch and ladders. A digital endoscope was available but not required. The survey was undertaken during the main active season for bats (April to October), when signs of bat presence and roost occupation are typically more evident.



3. RESULTS

Property Description & Potential Roost Features

Photographs of the property, which provide supporting information for the assessment, are presented in Appendix A.

The dwelling is a detached bungalow with an attached side garage and a single-storey rear extension. The main house has a steeply pitched gable roof finished with interlocking concrete tiles, while the garage has a flat roof.

The house roof, including all ridge tiles and dry verge detailing, was in very good repair, and no potential roost features were identified. The dwelling is fitted with modern uPVC fascias, soffits and bargeboards on all elevations. All soffits and bargeboards were tightly sealed to the walls, and no potential roost features were observed within the brickwork.

The loft is disused and insulated. The roof structure is lined with bitumen-based underfelt, which was in good condition throughout, with no sagging, tears or defects. No light ingress was visible within the loft. The loft space was clear throughout, and no potential crevice roost features were recorded.

Suitability of Surrounding Habitats

The property is located within a large residential area and is bounded on all sides by similar dwellings. The surrounding gardens, built structures and occasional trees provide sheltered foraging resources for bats, particularly species tolerant of urban landscapes.

Approximately 130 m north-west of the property are tree-lined pasture fields, and the River Ribble, with adjacent woodland habitat, is located a further 500 m north-west. The river corridor represents a high-value feature for bats, offering high-quality foraging habitat and a connective route within the wider landscape.

Taking account of the property's urban setting and the suitability of the immediate habitats, overall bat activity and species diversity are expected to be low in the vicinity of the site. The species most likely to be encountered is common pipistrelle

Evidence of Bats and Bat Roost Suitability

No bats, evidence of bats, or potential roost features were recorded.

Nesting Birds

No evidence of nesting birds was observed and there was considered to be a negligible risk that birds' nests would be present given the lack of gaps or other suitable features on the property.

4. CONCLUSIONS AND RECOMMENDATIONS

No evidence of a bat roost was recorded during the assessment, and no potential roost features were identified. The property is therefore assessed as having **negligible bat roost suitability**.

In consideration of the survey findings and the nature of the proposed works, it is the professional judgement of Knight Sky Ecology that no further detailed assessment (i.e. dusk emergence survey) is required.

Bats do not present a constraint to the development proposals, and the works will remain legally compliant. The proposed activities are reasonably unlikely to result in an offence under Section 43 of






the Conservation of Habitats and Species Regulations 2017 (as amended) or Section 9 of the Wildlife and Countryside Act 1981 (as amended).

Enhancements

The development presents a good opportunity to increase roosting provision for bats and nesting opportunities for birds via the installation of boxes on the property. Table 4.1 provides the recommended box models.

Table 4.1. Bat & bird box models

No.	Design	Example	Positioning	Description
Bat Box x 1	Greenwoods – two crevice bat box.	<p>BAT BOXES TWO CREVICE BAT BOX</p> 	<p>Suitable for attaching to external walls and should be sited as high up on the wall as possible, at a height of at least 3m from the ground. Avoid siting around external lights and windows.</p> <p>Ideally positioned under roof eaves – any aspect is fine</p>	<p>Designed for small groups of crevice dwelling bat species, such as common and soprano pipistrelles.</p> <p>Available from https://www.greenwoodsec habitatats.co.uk/shop</p>
	OR			
	Vivara Pro Build-in WoodStone Bat Box		As above.	<p>The Build-in WoodStone Bat Box has been specifically designed to fit into the cavity of walls, with the entrance sitting flush with the outside bricks.</p> <p>Available from https://www.nhbs.com/</p>
Bird Box x 1	Vivara Pro WoodStone® House Sparrow Nest Box (double chamber)		<p>The best place to put a bird box is 2–4 metres high on a wall facing between north and east to avoid direct sunlight and the wettest winds. Ensure it is tilted slightly forward to keep rain out, has a clear flight path, and is out of reach of cats.</p>	<p>This house sparrow nest box is manufactured from woodstone® - a mix of concrete and FSC wood fibres. This material protects against damage from predators such as cats, woodpeckers and squirrels. It is available with one or two breeding chambers, which can be particularly suitable for house sparrows as they prefer to nest in colonies.</p> <p>Available from https://www.nhbs.com</p>



APPENDIX A. LEGISLATION FOR BATS

The Wildlife and Countryside Act 1981

All bat species in England are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Section 9 of the Act make it an offence to intentionally or recklessly kill, injure or take any wild animal included in Schedule 5. In addition, it is an offence to (intentionally or recklessly):

- Damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- Disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- Obstruct access to any structure or place which any such animal uses for shelter or protection.

The Conservation of Habitats and Species Regulations 2017

Bats are listed within Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) as European Protected Species of animals. Part 3 (Protection of animals); Regulation 43 (1) of the Habitats Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of a European protected species;
- Deliberately disturb wild animals of any such species;
- Deliberately take or destroys the eggs of such an animal; or
- Damages or destroy a breeding site or resting place of such an animal.

For the purposes of the legislation, the disturbance of wild animals includes any disturbance which is likely to impair their ability to survive, to breed or to reproduce, or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

Where it is likely that a proposed scheme would result in contravention of this legislation, a European Protected Species mitigation licence would be required to allow the works to proceed. As part of this process, the application must meet 'three tests' for licensing under the Conservation of Habitats and Species Regulations 2017 (as amended). Planning guidance and case law also confirm that local authorities have a statutory duty under the Regulations to have regard to these three tests when deciding whether to grant planning permission. The three tests are as follows:

- Regulation 55 (2) (e) states that a derogation licence can only be issued for preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- Regulation 55 (9) (a): that there is no satisfactory alternative; and
- Regulation 55 (9) (b): that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Natural Environment and Rural Communities (NERC) Act 2006

Section 41 of the NERC Act 2006 requires the Secretary of State to publish a list of the living organisms and types of habitats which in the Secretary of State's opinion are of principal importance for the purpose of conserving or enhancing biodiversity. The Section 41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in their duty to further the general biodiversity objective when exercising their functions, under Section 40 of the NERC Act 2006. This is also referred to as a 'biodiversity duty' which was strengthened by the Environment Act 2021. Bat species known to be present in the north of England and included on the Section 41 list comprise soprano pipistrelle, noctule and brown long-eared bat.



APPENDIX B. PHOTOS

Photos 1a – 1b.

Front elevation
(north / north-east).





Photo 2.

View of garage.



Photos 3a – 3d

Rear elevations (south-west) and various view of side elevation and roof including example of tight-fitting soffits.





Photo 4.
Overhead photo of
roof.





Photo 5.
Loft.

